

PUBLIC NOTICE

In accordance with the statutes of the State of Illinois and the ordinances of the City of Highland Park, the next regular meeting of the Plan & Design Commission of the City of Highland Park is scheduled to be held at the hour of 7:00 P.M. on Tuesday, April 7, 2026, at City Hall, 1707 St Johns Avenue, Highland Park, Illinois.

Individuals with questions or feedback about an agenda item may email Karl Burhop, Senior Planner, with the Community Development Department, at kburhop@cityhpil.com. All emails and comments submitted for the Commission will be made public.

The City, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe or participate in this hearing, or who have questions about the accessibility of the meeting facilities, contact the City's ADA coordinator Emily Taub at etaub@cityhpil.com or 847.926.1005.

The City encourages individuals to sign-up for its eNews for important information from the City and its government partners. The City updates its web site daily and also posts on social media daily. To sign-up for the eNews, visit www.cityhpil.com.

At the meeting, it is anticipated that there will be a discussion of the following items:

City of Highland Park
Regular Meeting of the Plan and Design Commission
Highland Park City Hall, 1707 St Johns Avenue

April 7, 2026

7:00 P.M.
MEETING AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes
 - a. Consideration of Plan and Design Commission Minutes
 - i. Regular Meeting on Feb. 17, 2026
- IV. Scheduled Business
 - a. Public Hearing #PUD-2025-00081 for a Special Use Permit in the Nature of a Planned Development with Modifications from City Code; and a Plat of Re-Subdivision, with Variances from City Code (147 Central Ave.)
 - b. DES-2025-00090 Design Review & Sign Package Amendment with Variations from City Code (1411 Park Ave W.)
- V. Other Business
 - a. Information Item: Administrative Design Review Update
 - b. Next Meeting – April 21, 2026, A Regular Meeting at City Hall
 - c. Case Briefing
- VI. Business from the Public
- VII. Adjournment

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**MINUTES OF A REGULAR MEETING
PLAN AND DESIGN COMMISSION
OF THE CITY OF HIGHLAND PARK, ILLINOIS**

MEETING DATE: Tuesday, February 17, 2026

MEETING LOCATION: Council Chambers, City Hall, 1707 St. Johns Avenue, Highland Park, IL

CALL TO ORDER

At 7 p.m., Chairperson Kerch called the meeting to order. Staff was asked to call the roll.

ROLL CALL

Commissioners Present: Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak, Mantis, Moore, & Nanus

Councilmember Present: Ross

Student Council Present: Pielet

Staff declared that a quorum was present.

Guests Present: Corey Glasson, Owner/Twinkle Twinkle Little One

Staff Present: Fontane, Burhop, & Mistretta

Others Present: Marcus Martinez, Corporation Counsel/Elrod Friedman LLP
Gale Cerabona/Recorder

APPROVAL OF MINUTES

Regular Meeting of the Plan and Design Commission – February 3, 2026

Commissioner Ihnchak moved to approve the February 3, 2026, PDC regular meeting minutes.
Commissioner Henry seconded the motion.

On a voice vote

Voting Yea Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak, Mantis, & Nanus

Voting Nay: None

Chairperson Kerch declared that the motion passed unanimously.

SCHEDULED BUSINESS

Chairperson Kerch rearranged the order of tonight's two cases.

1. PUD-2025-00081 for a Special Use Permit in the Nature of a Planned Development with Modifications from City Code; and a Plat of Re-Subdivision, with Variances from City Code (147 Central Avenue)

Chairperson Kerch advised that this Petitioner asked to continue this case to the April 7, 2026, PDC meeting.

1
2 Commissioner Fettner moved to continue this matter to the next PDC meeting on April 7, 2026.
3 Commissioner Nanus seconded the motion.

4
5 On a voice vote

6 Voting Yea Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak, Mantis, & Nanus
7 Voting Nay: None

8
9 Director Fontane declared that the motion passed unanimously, there would be no new notice, and the
10 next meeting would take place at City Hall in Highland Park, at 7 p.m.

11
12 2. DES-2026-00086 for Design Review & Sign Package with Variations (1849 Green Bay Road)

13 Planner Mistretta reviewed the proposal:

- 14 • Existing Property
 - 15 ○ sign package in Renaissance Place
 - 16 ○ occupying 2 tenant spaces
- 17 • Aerial View was shown
- 18 • Existing Sign Package
 - 19 ○ Unit 112 (two frontages)
- 20 • Proposed Amendments
 - 21 ○ 4 signs (2 wall, 2 awning)

22
23 Commissioner Moore arrived at 7:07 p.m.

- 24
25 • Proposed Awnings
 - 26 ○ extension from northern facade
- 27 • Light Fixture Removal
 - 28 ○ 1 existing light fixture will be removed
- 29 • Proposed Renderings (west & north)
- 30 • Existing Photos
- 31 • Staff Photos (surrounding area)
- 32 • Standards for Sign Packages
- 33 • Approval Process & Recommendation

34
35 Petitioner, Corey Glasson, owner of Twinkle Twinkle Little One, said this store represents the growth of their
36 19-year business. He explained the revisions.

37
38 Chairperson Kerch asked if anyone in the audience wishes to speak. There was no one.

39
40 Commissioner Moore moved to adopt the Certificate of Approval. Commissioner Mantis seconded the
41 motion.

42
43 On a roll call vote

44 Voting Yea Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak, Mantis, Moore, &
45 Nanus
46 Voting Nay: None

1 Director Fontane declared that the motion passed unanimously.

2

3 **OTHER BUSINESS**

4 1. Information Item: Administrative Design Review Update

5 There were no updates.

6

7 2. Next Regular Meeting – March 3, 2026

8 Senior Planner Burhop advised this meeting may be cancelled.

9

10 3. Case Briefing

11 Director Fontane advised that City Council approved the Habitat development at 1700 Old Deerfield Road.

12

13 **BUSINESS FROM THE PUBLIC**

14 There was no Business from the Public.

15

16 **ADJOURNMENT**

17 Commissioner Henry moved to adjourn at 7:16 p.m. Commissioner Fettner seconded the motion.

18

19 On a voice vote

20 Voting Yea Chairperson Kerch; Commissioners Henry, Ihnchak, Mantis, Moore, & Nanus

21 Voting Nay: None

22

23 Chairperson Kerch declared that the motion passed unanimously.

24

25 Respectfully Submitted,

26

27

28 Gale Cerabona

29 Recorder

30

31 **MINUTES OF A REGULAR MEETING ON FEBRUARY 3, 2026, WERE APPROVED WITHOUT CORRECTIONS.**

REQUEST FOR PLAN AND DESIGN COMMISSION ACTION

DATE REFERRED: For the April 7, 2026 Plan and Design Commission (“*Commission*”)

ORIGINATED BY: Community Development Department

SUBJECT: Consideration of a Planned Development and Plat of Subdivision with Variations for 147 Central Ave.

RECOMMENDATION:

- City staff request a continuation to the April 21, 2026 Commission meeting.

The Historic Preservation Commission (“*HPC*”) is considering the related item at its April 15, 2026 meeting, and the item should be continued so the Commission can receive and review the full HPC recommendation. The HPC’s recommendation will be attached to the April 21, 2026 meeting packet along with any public comments received for both the Commission and HPC.

This item has been previously considered at the [January 6, 2026 PDC](#) meeting and was continued at the Feb. 17 Commission meeting to the April 7 meeting.

MEMORANDUM – PLAN & DESIGN COMMISSION

TO: Plan and Design Commission (“*Commission*”)
FROM: Community Development Department
DATE: for the April 7th Plan & Design Commission meeting
RE: **DES-2025-00090 Design Review & Sign Package Amendment with Variations from the City Code (1411 Park Ave W.)**

RECOMMENDATION:

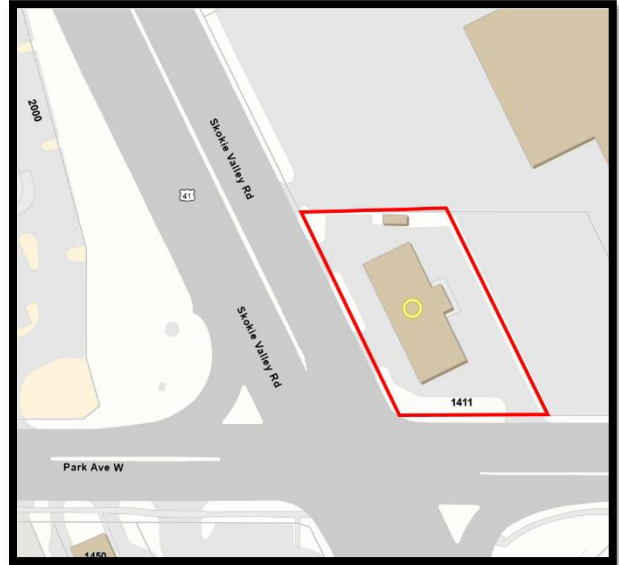
Staff recommend the Commission carefully review the submitted materials and discuss the proposed design changes.

A draft Cert. of Approval is included as **Attachment 8** that adopts the Design Review and Sign Package Amendment as proposed¹.

Project Summary:

Ryan Razowsky (the “*Applicant*”), acting as an agent for RDK Ventures LLC (the “*Property Owner*”), proposes new design features and signage at 1411 Park Ave W. (the “*Property*”). The Applicant proposes the following changes:

1. Repaint the exterior of the convenience store to match the Rmarts branding.
2. Replace the existing signs noting ‘Food Mart’ on the north and south façades with static non illuminated wall signs.
3. Add internally-illuminated ‘Rmarts’ sign to western façade of the convenience store.



The site is one tax parcel with frontage on Skokie Valley Road (also known as Highway 41) & Park Ave W, and is located at the northeast corner of the intersection of the aforementioned roads. The site is an existing gasoline fuel station currently dressed with the “Shell” branding. The proposed amendment to the sign package would now include signage that showcases a new branding, which will be “Rmarts”

Commission Consideration:

- The following considerations are before the Commission:
 1. Design Review for the proposed improvements, including design, materials, landscaping, layout, and exterior lighting – see **Attachment 2**.
 - a. A request to repaint portions of the property to reflect new branding.
 - b. New painting / color scheme on convenience store structure.
 2. Sign Package.
 - a. 3 new wall signs on the convenience building.
 - i. There is existing signage on the north and south façade but the proposed sign on the western façade is new.

¹ Cert. of Approvals are provided for Design Review and Sign applications and are **not** a recommendation by staff. The Commission may approve, approve with conditions, continue an item for more information, or deny the request.

Existing Sign Package

The existing sign package for the property was approved on 8/16/16 by the then Design Review Commission. The package encompasses the entirety of the signage that is currently on site. The sign package has not been modified since its original approval. It is worth noting that the original sign package has a digital sign for the fuel prices included. The existing Sign Package is included in **Attachment 5**

Proposed Sign Package Amendment

The proposed sign package is included in **Attachment 2**. The proposed sign package will replace the following signage:

- Two existing wall signs on the central convenience store, plus add an additional wall sign on the rear façade of the convenience store. The three existing canopy signage will remain.
 - Therefore, the total number of wall signs will increase from 5 to 6.
- For the ground signage, the existing ground-mounted sign at the southeast corner will remain the same size with no proposed changes.
 - Total of 1 ground sign – already existing.
- In total, the sign package will account for 7 total signs.

Total Wall Sign Area

➤ **Existing Total Sign Area: 92.7 Sq. Ft.**

- This accounts for the three existing canopy signs (15.5 Sq. Ft each) as well as the two existing wall signs (23.2 Sq. Ft. Each) on the convenience store building; for a total of 5 wall & canopy signs.

➤ **Proposed Total Sign Area: 108.1 Sq. Ft.**

- This accounts for the replacement of the two existing wall signs that will be replaced with (2) 2.7' x 7.7' non illuminated wall signs (20.79 Sq. Ft each), and an additional (1) 8' x 2.5' internally illuminated wall sign (20 Sq. Ft.) on the west façade of the convenience store facing Skokie Valley Road. There was not a sign on the west façade previously.

➤ **AMENDMENT: +15.4 Sq. Ft in total sign area and one additional sign.**

NOTE: Sign Code Sec 150.2025 allows for 15% of the horizontal area or 125 Sq. Ft, whichever is the lesser. In this case 73.8 Sq. Ft. (15% of 492) would be the maximum allowed for the North & South Façade individually; and it would be 43.2 Sq. Ft (15% of 288) for the Western Façade. This context is provided by way of comparison as to what would be allowed 'by-right'. In addition, Sign Code Sec 150.2007 allows for internal illumination of channel letters.

Also, per Sec. 150.2025(2)(d), “One Wall Sign for each principal and accessory use with a separate building entrance on the Lot and, **in the event the Lot has Frontage on more than one public street, an additional Wall Sign shall be allowed for each additional public street upon which any principal and accessory use has Frontage.** In a building with multiple uses, the Wall Sign must be located on that portion of the building in which the use for which the Wall Sign is maintained is located, which Wall Sign shall be located either (i) no higher than the bottom of the second story window of the building or the top of the wall of a one-story building or (ii) immediately below the top of the roof or parapet of the building. For the purpose of this Subparagraph, frontage on a parking area may be considered the same as Frontage provided there is direct access to the use from the parking area and that the access is the primary access to the use.” [Emphasis added.]

Total Ground Sign Area

- Existing Total Sign Area: 108.96 Sq. Ft
- Proposed Total Sign Area: 108.96 Sq. Ft.
- **AMENDMENT: NO CHANGE**

NOTE: Sign Code Sec [150.2025](#) allows for 75 Sq. Ft per sign. If the property were to have multiple frontages then a sign would be allowed per frontage if the frontage is at least 100 feet. The property at 10 Skokie Valley Road has two frontages,

STANDARDS OF APPROVAL:

The applicant has submitted a (1) Sign Package and (2) Design Review. The following provide the standard of review for this consideration. The Commission must consider all the standards and all standards must be met, as appropriate and indicated in the below sections of City Code.

Chapter 176, [ARTICLE II](#). - DESIGN REVIEW STANDARDS

Sign Package Standards. – [ARTICLE XX SEC 150.2030](#)

“(D)Standards. No Sign package shall be approved by the Plan and Design Commission unless the Plan and Design Commission shall find that the Sign package incorporates Signage that is: 1.unified and consistent throughout the building or property; and 2.of a higher quality than would be otherwise required under the applicable Sign regulations; and 3.compatible with the design and materials of the building or buildings, and consistent with the area surrounding the building or property.”

DESIGN REVIEW – CHAPTER 176 STANDARDS OF REVIEW:

This project is subject to the provisions in Chapter 176 of the City Code, “Design Review.” These include the following:

(A) *Site Plan.*

- (1) *The site shall be planned to (a) provide a desirable transition from the streetscape, (b) meet the parking design requirements of Article VIII of Chapter 150 of this Code, and (c) meet the landscape planting and screening requirements of Article XXII of Chapter 150 of this Code.*
- (2) *Buildings shall be oriented so that the principal entry is visible and accessible from the primary street frontage.*
- (3) *Building configurations that tend to catch and accumulate debris, leaves, dirt, trash and rubbish shall be avoided.*
- (4) *Service yards, storage yards, exterior work areas, and utility meters shall either be (i) screened from view from public rights-of-way with dense planting or other materials harmonious with the building, or (ii) otherwise be located so as not to be visible from any public rights-of-way.*

Staff Comment & Review: The principal entry ways are not hindered by any proposed signage.

(B) *Site Treatment.*

- (1) *Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and enhanced, subject to the requirements set forth in Article XVIII of Chapter 150 of this Code.*
- (2) *Grades of walks, parking spaces, terraces, and other paved areas shall provide a safe and stable surface for walking.*
- (3) *Sidewalks, plazas, and pedestrian pathways shall be distinguished from Vehicular Use Areas through the use of materials, such as curbs, pavers, and brick or brushed or scored concrete, in order to ensure pedestrian safety and comfort.*
- (4) *Newly installed utility services and service revisions necessitated by a modification to an Exterior Design Feature shall be place underground.*

Staff Comment & Review: This standard does not apply to this proposal

(C) *Building Design.*

- (1) *Building mass, scale, and lines, including roof forms, shall be designed to be harmonious with the design of adjacent buildings.*

- (2) *Buildings shall be designed to avoid monotony with respect to roof line, windows, location and size of principal entry, location and orientation of garage entries, and cladding material and color.*
- (3) *Building materials shall be durable and conducive to easy maintenance and upkeep.*
- (4) *Mechanical or other utility equipment.*
 - (a) *Mechanical and utility equipment located on the roof or exterior of a building shall either be: (i) screened from view from public rights-of-way with materials harmonious to the building; or (ii) located as to not be visible from public rights-of-way or residential zoning districts.*
 - (b) *Ground-mounted mechanical or utility equipment shall comply with the screening requirements set forth in Article XXII of Chapter 150 of this Code.*
- (5) *Building additions and modifications shall maintain safe access and pathways, and allow for the functional use of spaces between buildings.*

Staff Comment & Review: This standard does not apply to this proposal. The applicant is only painting the exterior of the central food mart. There are no proposed structural changes.

(D) *Lighting.*

- (1) *Lighting fixtures shall be of a scale and finish, and shall be mounted at a height, that are appropriate to the building design and lighting function.*
- (2) *Light sources shall be shielded from view from public rights-of-way and residential districts.*
- (3) *Light poles located within a Vehicular Use Area shall be located between parking spaces.*
- (4) *Lighting levels and light fixture design shall meet the standards of Article VI of Chapter 150 of this Code.*

Staff Comment& Review: This standard does not apply to this proposal.

- (F) *Fences. Fences shall be constructed to meet the requirements of Article XXII of Chapter 150 of this Code and of Chapter 173 of this Code.*

Staff Comment& Review: This standard does not apply to this proposal.



Rmarts LLC | 608 Academy Dr., Northbrook, IL 60062 | 847-236-0930

3/13/26

RE:

1411 Park Ave W
Highland Park, IL 60035

Dear Plan & Design Commission,

Please find the attached documents regarding our proposed improvement of the façade and signage at the Shell station located at 1411 Park Ave W, Highland Park, IL 60035. We are seeking approval of a Sign Package, updating the existing approved Sign Package from appx 10 years ago. The improvements, including those proposed for the interior and exterior of the store, represent the first significant investment in the property since it was redeveloped in 1995.

The scope of work is as follows:

- Repaint the exterior of the convenience store to match the Rmarts image, as noted in the supplied pictures
- Add an illuminated 'Rmarts' sign to the west facing facade of the building, per the attached specifications
- Add a static non-illuminated 'Rmarts' sign to the North and South facing entrances of the convenience store, per the attached specifications

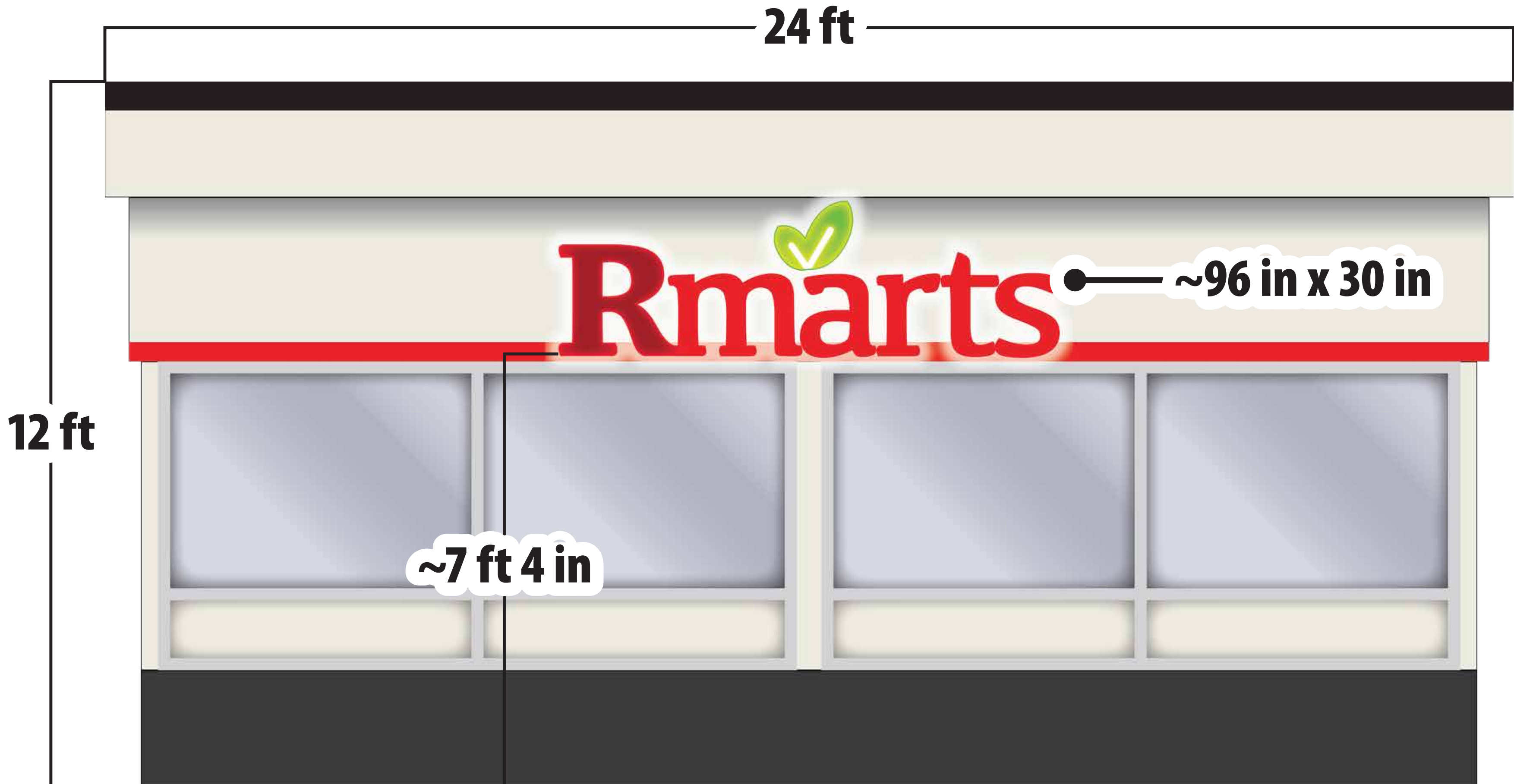
We have engaged an architect and licensed general contractor in the City of Highland Park to complete the project. All work will be completed in accordance to the design standards noted in Chapter 176 of the City Code. All work will be completed in accordance with ADA requirements, and all handicap signage and accessibility requirements will be updated.

Thank you for your time and consideration. Please let me know if any further information is required. I can be reached at 312-208-8448 or via email at ryan@rmarts.net.

Sincerely,

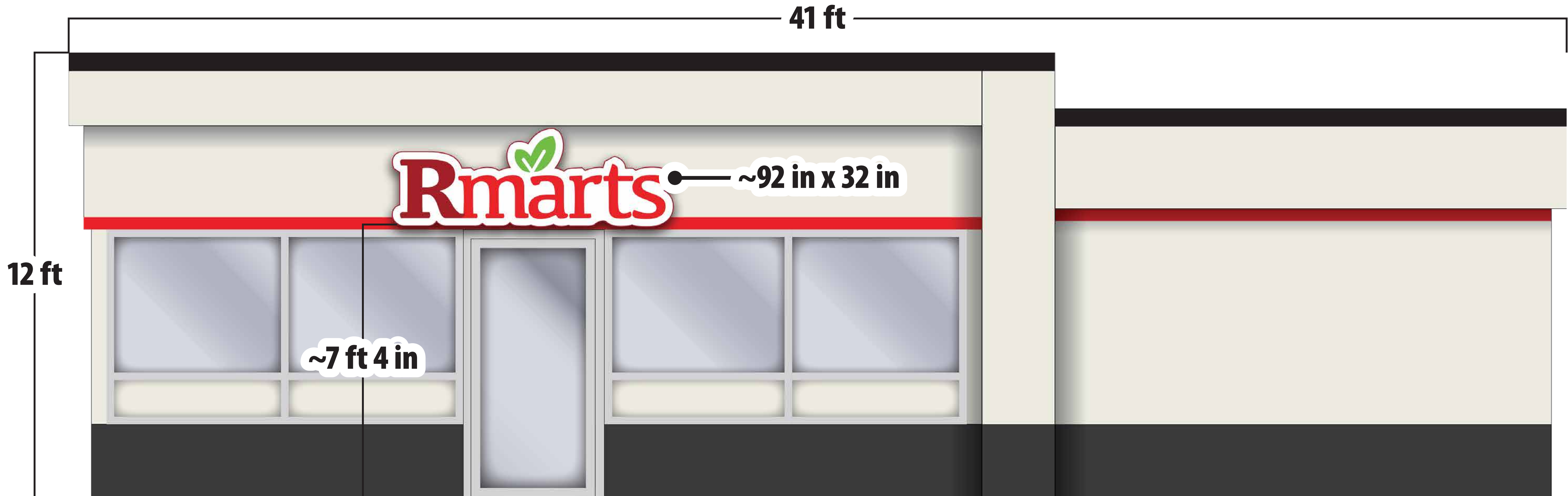
Ryan Razowsky
President, Park/41 LLC

*****New signage is identified on slides 1-4, existing signage that has already been approved in 2016 is on slides 5-7.**



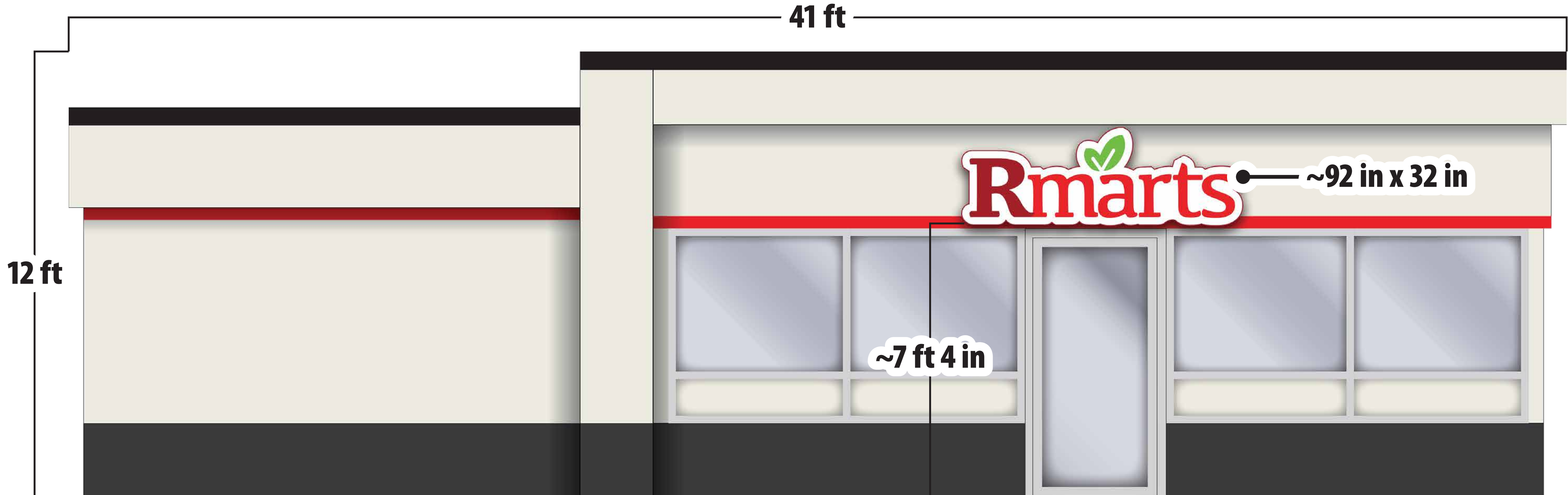
Western Facade

Edited by Anthony Mistretta



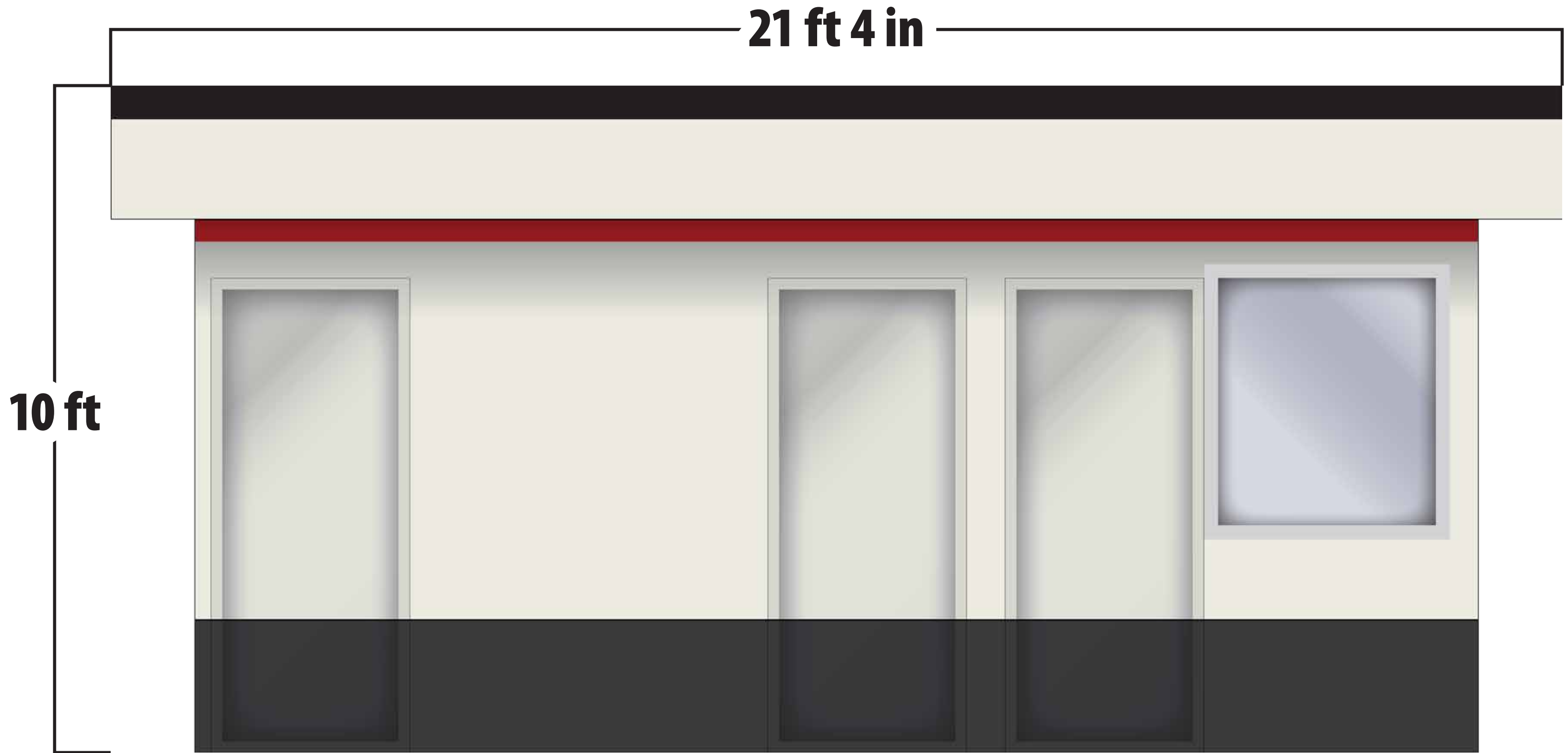
Southern Facade

Edited by Anthony Mistretta



Northern Facade

Edited by Anthony Mistretta



Eastern Facade

Edited by Anthony Mistretta

The site will remain a Shell station and the proposed MID sign, canopy and dispensers will remain unchanged and as they were proposed in the approved 2016 sign package.

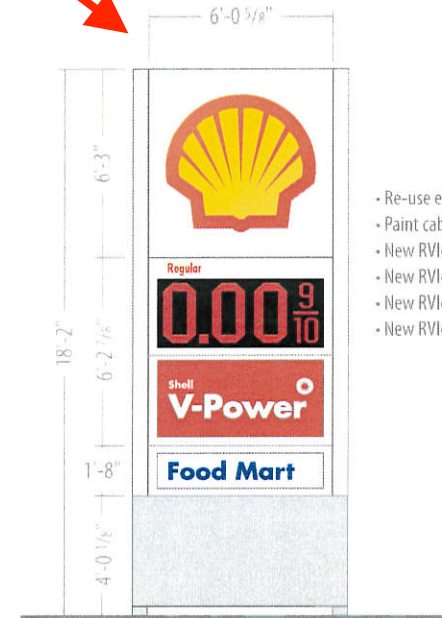
The current MID Sign, as proposed in 2016, will remain unchanged.



EXISTING



EXISTING SIGN
93.8 SF



PROPOSED SIGN
85.67 SF

- Re-use existing cabinets
- Paint cabinets and poles to RVle standards
- New RVle Shell faces
- New RVle V-Power faces
- New RVle Food Mart faces
- New RVle Regular Pricer faces, new 24" LED digits

ARTWORK REFLECTS CURRENT SURVEY



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
Circle K

SITE NUMBER
6808

LOCATION
Highland Park, IL

ACCOUNT REP
Ben DeHayes

DRAWN BY
MH
DATE
08/11/16

REVISION
02
SCALE
NTS

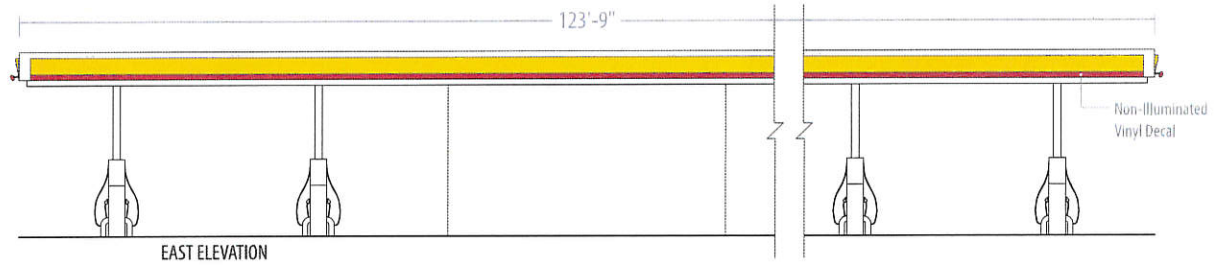
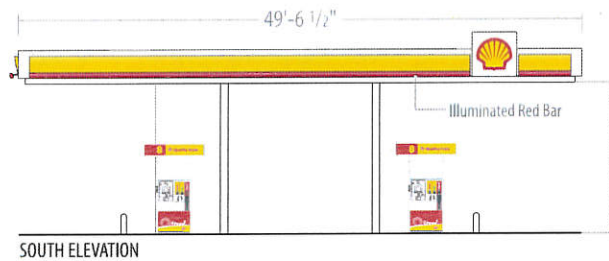
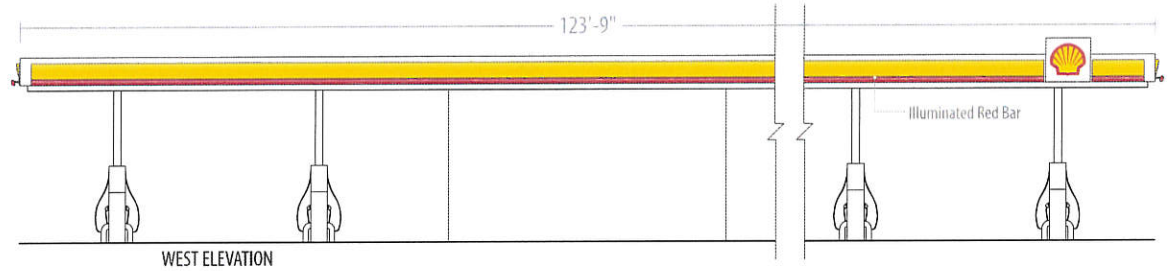
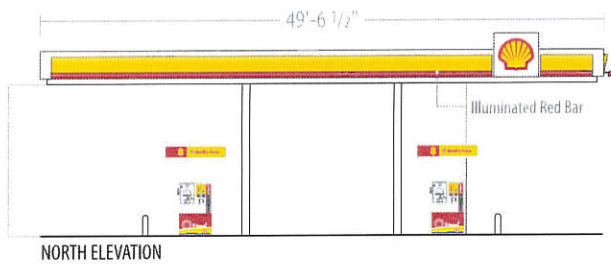
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5563 N Elston Ave.
Chicago, IL 60630
P: 773-763-9600 | F: 773-763-9606
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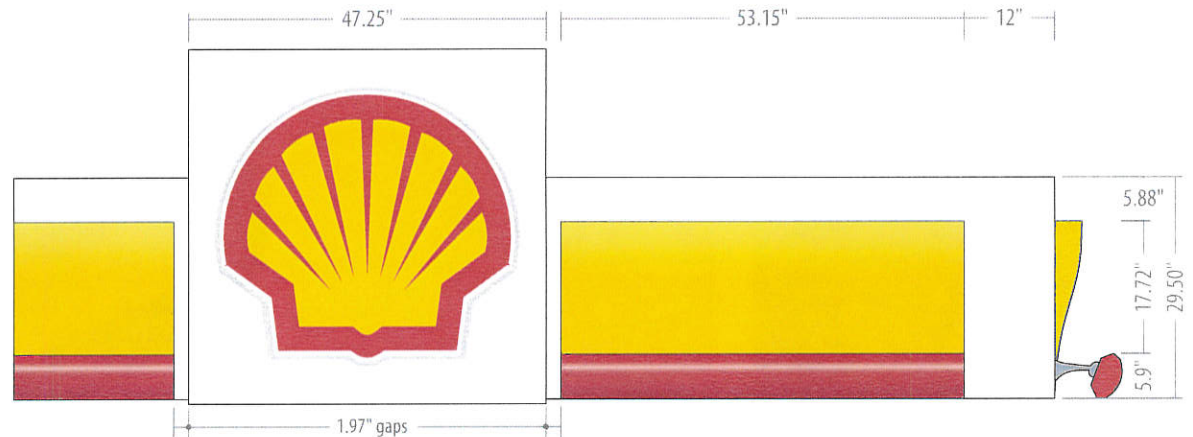
SIGNATURE _____ DATE _____

The current existing canopy and dispensers, as proposed in 2016, will remain unchanged



ARTWORK REFLECTS CURRENT SURVEY

NORTH ELEVATION			
Gas Island Canopy Fascia	29.5" x 49'-6.5"	121.8 SF	12.7% of available space
Shell Illuminated Pecten	47.25" x 47.25"	15.5 SF	
SOUTH ELEVATION			
Gas Island Canopy Fascia	29.5" x 49'-6.5"	121.8 SF	12.7% of available space
Shell Illuminated Pecten	47.25" x 47.25"	15.5 SF	
WEST ELEVATION			
Gas Island Canopy Fascia	29.5" x 123'-9"	304.2 SF	5.0% of available space
Shell Illuminated Pecten	47.25" x 47.25"	15.5 SF	
EAST ELEVATION			
Non-illuminated vinyl decals			



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
Circle K
SITE NUMBER
6808

LOCATION
Highland Park, IL
ACCOUNT REP
Ben DeHayes

DRAWN BY
/MH
DATE
05/25/16

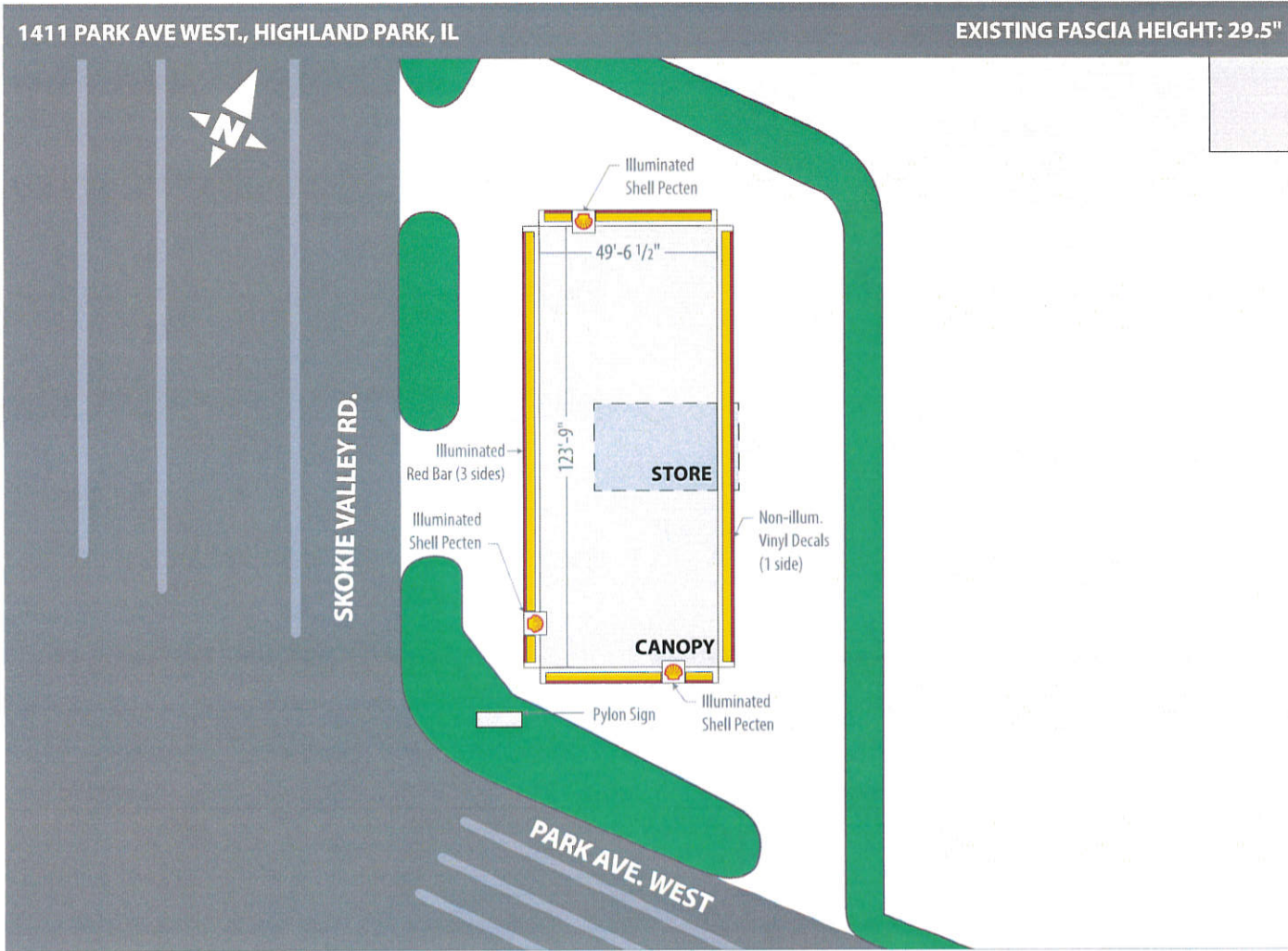
REVISION
00
SCALE
NTS

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SIGNATURE _____ DATE _____



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
Circle K

SITE NUMBER
6808

LOCATION
Highland Park, IL

ACCOUNT REP
Ben DeHayes

DRAWN BY
MH

DATE
05/25/16

REVISION
00

SCALE
NTS

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5563 N Elston Ave.
Chicago, IL 60630
P: 773-763-9600 | F: 773-763-9606
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SIGNATURE _____ DATE _____

1 TITLE DESCRIPTION

LOT 1 (EXCEPT THOSE PARTS CONDEMNED BY PROCEEDINGS HAD IN THE CIRCUIT COURT OF LAKE COUNTY, ILLINOIS AS 83ED35 AND 88ED54) IN SHELL OIL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 1969 AS DOCUMENT 1430575, IN BOOK 49 OF PLATS, PAGE 2, IN LAKE COUNTY, ILLINOIS.

SURVEYOR'S DESCRIPTION: A TRACT OF LAND BEING PART OF LOT 1 (EXCEPT THOSE PARTS CONDEMNED BY PROCEEDINGS HAD IN THE CIRCUIT COURT OF LAKE COUNTY, ILLINOIS AS 83ED35 AND 88ED54) IN SHELL OIL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 1969 AS DOCUMENT 1430575, IN BOOK 49 OF PLATS, PAGE 2, IN LAKE COUNTY, ILLINOIS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EASTERLY LINE OF SAID LOT 1, SOUTH 26 DEGREES 11 MINUTES 02 SECONDS EAST, A DISTANCE OF 193.15 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WEST PARK AVENUE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 89 DEGREES 51 MINUTES 49 SECONDS WEST, A DISTANCE OF 138.27 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. ROUTE 41; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 26 DEGREES 11 MINUTES 02 SECONDS WEST, A DISTANCE OF 193.15 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89 DEGREES 51 MINUTES 49 SECONDS EAST, A DISTANCE OF 138.27 FEET TO THE POINT OF BEGINNING, CONTAINING 23,938 SQUARE FEET, OR 0.55 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION IS INTENDED TO DESCRIBE THAT SAME PROPERTY IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 1401 008426159 D1, HAVING AN EFFECTIVE DATE OCTOBER 8, 2009.

2 TITLE INFORMATION

The Title Description and Schedule B items hereon are from CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 1401 008426159 D1, having an effective date OCTOBER 8, 2009.

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

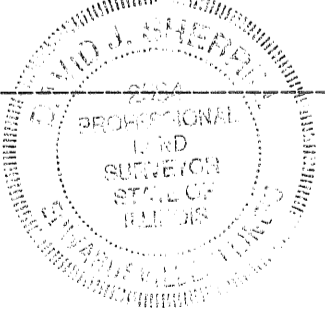
- 17 DESIGNATION BY STATE OF ILLINOIS, DEPARTMENT OF PUBLIC WORKS AND BUILDINGS, DIVISION OF HIGHWAYS OF THAT PART OF THE LAND HEREIN, IF ANY, FALLING IN FEDERAL AID ROUTE NOS. 43 AND 99 AS A "FREEWAY" PURSUANT TO STATUTE IN SUCH CASE MADE AND PROVIDED AS DESIGNATED BY INSTRUMENT DATED JUNE 6, 1945 AND RECORDED MAY 27, 1949 AS DOCUMENT 671017 AND WHEREIN IT DECLARES ITS INTENTION OF PROCEEDING TO IMPROVE AND DEVELOP SAID PORTION OF FEDERAL AID ROUTES 43 AND 99 IN A MANNER WHICH WILL PERMIT ACCESS BETWEEN SAID FREEWAY AND ABUTTING LANDS ONLY AT ENTRANCES PROVIDED FOR THAT PURPOSE, IN ACCORDANCE WITH THE PROVISIONS OF SAID ACT AND GIVES NOTICE THAT, IN ACCORDANCE WITH THE PROVISIONS OF THE ACT, NO OWNER OF OR PERSON HAVING INTEREST IN LAND ABUTTING THOSE PORTIONS OF FEDERAL AID ROUTES 43 AND 99 HEREBY DESIGNATED AND ESTABLISHED AS A FREEWAY SHALL LAY OUT, PROVIDE OR CONSTRUCT ANY NEW MEANS OR ENLARGE OR EXTEND ANY EXISTING MEANS OF INGRESS TO OR EGRESS FROM SAID ABUTTING LAND FROM OR TO SUCH FREEWAY EXCEPT UPON WRITTEN CONSENT OF THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS AND GIVING FURTHER NOTICE THAT, IN ACCORDANCE WITH THE SAID ACT, NO NEW HIGHWAY, ROAD, STREET, ALLEY OR OTHER PUBLIC WAY SHALL BE OPENED INTO OR CONNECT WITH OR BE CARRIED OVER OR UNDER THOSE PORTIONS OF FEDERAL AID ROUTES 43 AND 99 HEREBY DESIGNATED AND ESTABLISHED AS A FREEWAY EXCEPT UPON WRITTEN CONSENT OF THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS AND AS AN INSTRUMENT RECORDED AUGUST 28, 1963 AS DOCUMENT 119724. THIS DOCUMENT STATES THAT NO NEW MEANS OF INGRESS AND EGRESS ONTO U.S. ROUTE 41 MAY BE MADE WITHOUT WRITTEN CONSENT OF THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS. IS NOT A SURVEY RELATED ITEM. IS NOT SHOWN.
- 18 NOTE: BY INSTRUMENT DATED JUNE 28, 1968 AND RECORDED OCTOBER 30, 1968, AS DOCUMENT 139928D THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS ISSUED A PERMIT TO SHELL OIL TO CONSTRUCT A DRIVEWAY ON HIGHWAY KNOWN AS STATE BOND ISSUED ROUTE 57, IN CONNECTION THEREWITH WE NOTE THE TERM, PROVISION AND LIMITATION CONTAINED THEREIN. THIS DOCUMENT IS A PERMIT ALLOWING SHELL OIL COMPANY TO CREATE ENTRANCES ALONG THE FREEWAY ACCORDING TO THE PLANS CONTAINED THEREIN. AFFECTS AND APPLIES AS SHOWN.
- 20 SANITARY DITCH OVER THE SOUTHWESTERLY PORTION OF THE LOT HEREIN, AS SHOWN BY PLAT OF SURVEY IN OUR FILES. SANITARY SEWER LINES ARE LOCATED UNDERGROUND AND ARE NOT SHOWN ON THIS SURVEY.
- 21 ANCHOR CABLE FOR A WOOD TELEPHONE POLE IN THE SOUTHWESTERLY PORTION OF THE LOT HEREIN AS SHOWN BY A PLAT OF SURVEY IN OUR FILE. AFFECTS AND APPLIES AS SHOWN.
- 22 SIXTEEN INCH HIGH PRESSURE GAS MAIN WHICH APPEARS TO AFFECT THE SOUTHWESTERLY PORTION OF THE LOT HEREIN AS SHOWN BY A PLAT OF SURVEY IN OUR FILE. GAS LINES ARE LOCATED UNDERGROUND AND ARE NOT SHOWN ON THIS SURVEY.
- 24 TERMS, PROVISIONS AND CONDITIONS CONTAINED IN AN INSTRUMENT ENTITLED "PERMISSION TO INSTALL A LAWN SPRINKLER SYSTEM IN THE PUBLIC RIGHT-OF-WAY AND/OR EASEMENTS" EXECUTED BY THE CITY OF HIGHLAND PARK AND RECORDED JUNE 5, 1996 AS DOCUMENT 3833489. THE SPRINKLER SYSTEM IS LOCATED UNDERGROUND AND IS NOT SHOWN ON THIS SURVEY.

4 SURVEYOR CERTIFICATION

TO: RDX VENTURES LLC, MAC'S CONVENIENCE STORES LLC, BAKER & DANIELS LLP, EQUILON ENTERPRISES LLC AND ITS COUNSEL, CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEY," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, (EXCEPT IN STATES THAT REQUIRE RECORD MONUMENT PLATTING), 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A) (LOCATION OF UTILITIES PER VISIBLE, ABOVE-GROUND, ON-SITE OBSERVATION), 13, 14, 18(A) TO THE EXTENT POSSIBLE, GRAPHICALLY DEPICT ON SURVEY DRAWING THE ZONING SETBACK LINES), 19(B) (OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS), AND 19(D) (OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL) OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNLESS OTHERWISE SPECIFIED THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DAVID J. SHERRILL, P.L.S. 2534 IN THE STATE OF ILLINOIS DATE OF SURVEY: 08-08-09 DATE OF LAST REVISION: 11-23-09

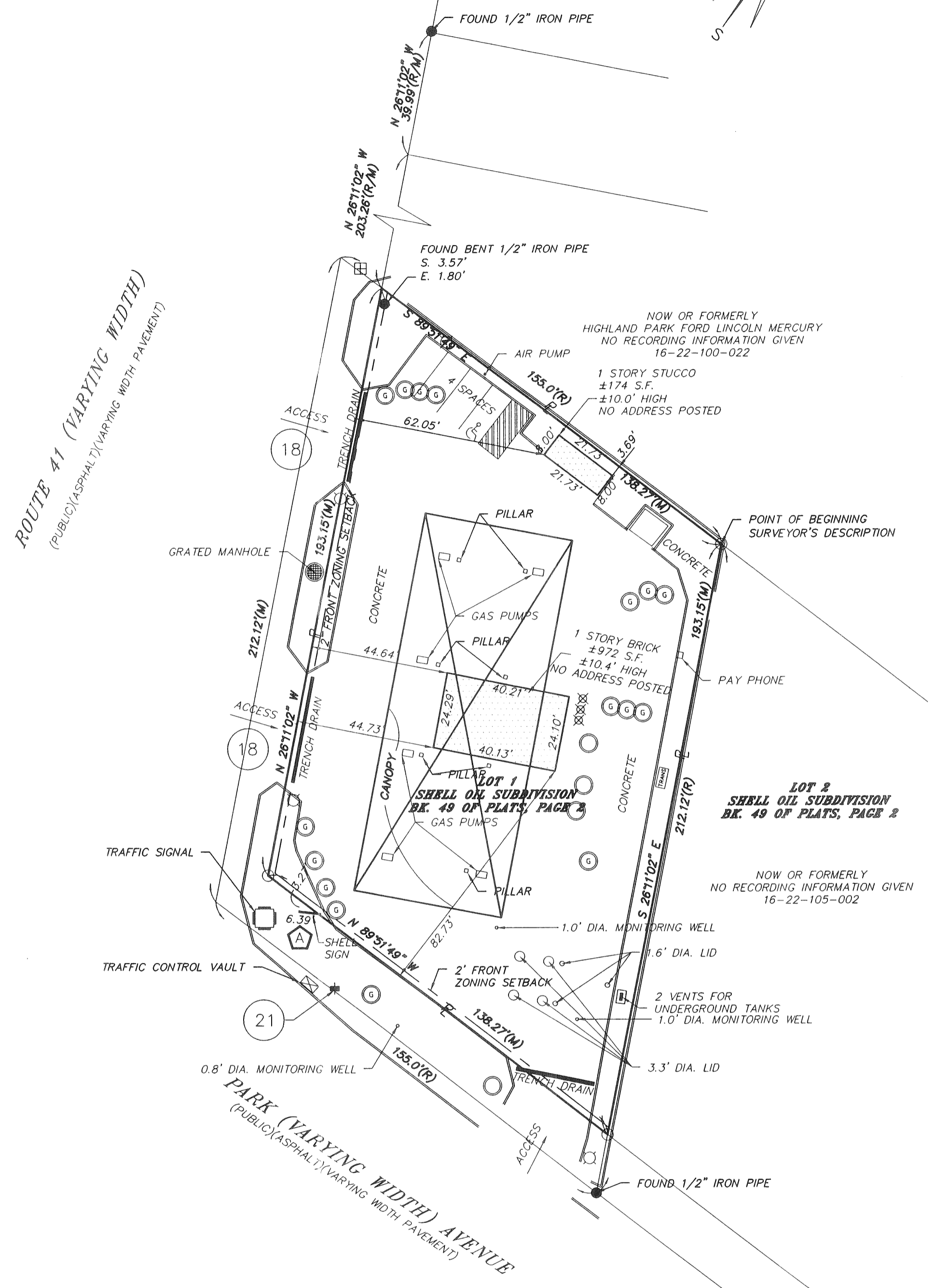


KEY TO ALTA-SURVEY

- 1 TITLE DESCRIPTION
- 2 TITLE INFORMATION
- 3 SCHEDULE 'B' ITEMS
- 4 SURVEYOR CERTIFICATION
- 5 FLOOD INFORMATION
- 6 CEMETERY
- 7 POSSIBLE ENCROACHMENTS
- 8 ZONING INFORMATION
- 9 LEGEND
- 10 BASIS OF BEARING
- 11 SURVEYOR'S NOTES
- 12 PARKING INFORMATION
- 13 LAND AREA
- 14 BUILDING AREA
- 15 BUILDING HEIGHT
- 16 VICINITY MAP
- 17 SCALE
- 18 CLIENT INFORMATION BOX
- 19 SURVEY DRAWING

Surveyor Title Block
SHERILL ASSOCIATES, INC.
Surveyors - Engineers - Planners
316 Main Street
Edwardsville, IL 62025
618-555-9251 Phone
618-555-9498 Fax
2727 Telegraph Road
St. Louis, MO 63125
314-487-9900 Phone
314-487-9900 Fax
ILLINOIS DESIGN FIRM #184-001238

19 SURVEY DRAWING



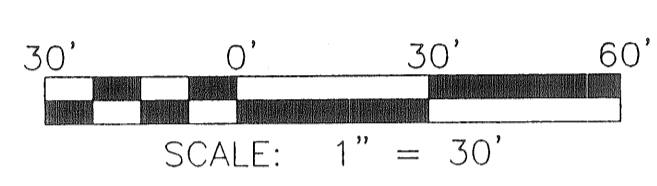
12 PARKING INFORMATION

3 REGULAR SPACES
1 HANDICAP SPACES
4 TOTAL SPACES

13 LAND AREA

±23,938 SQ. FT.
±0.55 AC.

17 SCALE



8 ZONING INFORMATION

ZONING CLASSIFICATION: B3 CENTRAL BUSINESS DISTRICT
DENSITY: NONE
YARDS:
FRONT: 2'
SIDE: NONE UNLESS ABUTTING RESIDENTIAL, THEN 10'
REAR: NONE
BULK:
MAXIMUM HEIGHT OF PRINCIPAL STRUCTURE: 40'
MAXIMUM HEIGHT OF ACCESSORY STRUCTURE: 40'
PARKING: 2.5 SPACES PER 1,000 S.F. OF GFA INTERIOR SALES SPACE PLUS 1.5 SPACES PER 1,000 S.F. OF EXTERNAL DISPLAY (DOES NOT INCLUDE STOCK AREAS CLOSED TO THE PUBLIC) PLUS 3 SPACES PER SERVICE BAY
LOADING: 1 SPACE PER 25,000 S.F. UP TO 50,000 S.F. PLUS 1 FOR THE NEXT 50,000 S.F. PLUS 1 PER 100,000 S.F. THEREAFTER
CITY OF HIGHLAND PARK
DEPARTMENT OF ZONING AND DEVELOPMENT
1707 ST. JOHNS AVENUE
HIGHLAND PARK, IL 60035
847-432-0800
www.cityofhlp.com

10 BASIS OF BEARING

BEARINGS ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF US ROUTE 41 PER RIGHT OF WAY PLANS SUPPLIED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION; SAID BEARING BEING NORTH 26 DEGREES 11 MINUTES 02 SECONDS WEST.

11 SURVEYOR'S NOTES

- THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR REPAIR.
- THERE WAS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE WAS NO OBSERVABLE EVIDENCE OF STREET WIDENING.
- THE LOCATION OF UTILITIES SHOWN HEREON IS FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THE LAND DESCRIBED IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1401 008426159 D1, WITH AN EFFECTIVE DATE OF OCTOBER 8, 2009.
- THE PROPERTY HAS DIRECT ACCESS TO ROUTE 41 AND PARK AVENUE.

15 BUILDING HEIGHT

1 STORY STUCCO
±10.0' HIGH
1 STORY BRICK
±10.4' HIGH

14 BUILDING AREA

1 STORY STUCCO
±174 S.F.
1 STORY BRICK
±972 S.F.

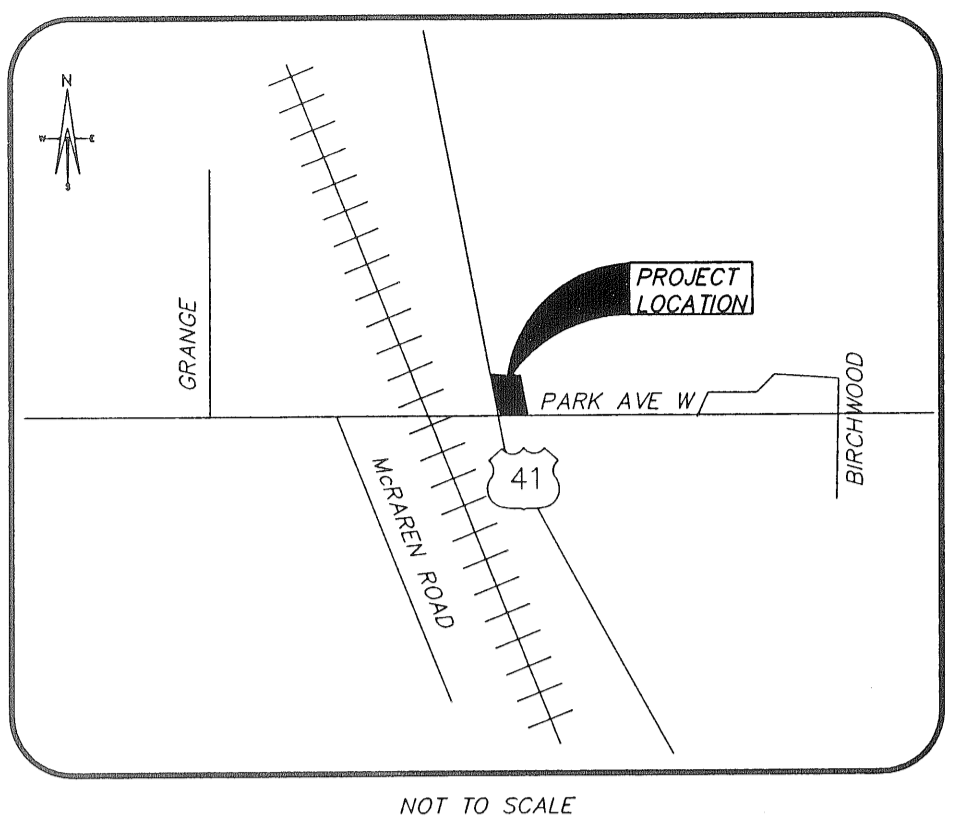
5 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1709C0279G, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 16, 2006. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
ZONE X = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6 CEMETERY

THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND AT THE TIME OF THIS SURVEY.

16 VICINITY MAP



9 LEGEND

- IRON PIN FOUND
- CONC. MON. FOUND
- PK NAIL FOUND
- CHISELED "X" FOUND
- STONE FOUND
- FENCE POST FOUND AND USED
- IRON PIN SET
- CONC. MON. SET
- PK NAIL SET
- CHISELED "X" SET
- ANCHOR FOUND
- AXLE FOUND
- EXISTING STRUCTURE
- OVERHEAD ELECTRIC
- POWER POLE
- GUY WIRE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- GRATED INLET
- MANHOLE
- SIGN
- HANDICAP
- PIPE BOLLARD
- CURB INLET
- CABLE SPLICE BOX
- TELEPHONE SPLICE BOX
- ELECTRIC SPLICE BOX
- ELECTRIC METER
- TRANSFORMER
- GAS VALVE
- GAS MANHOLE
- ABBREVIATIONS
- CMP
- ROW
- TRANS
- CONC
- CL
- P
- (TYP)
- (R)
- (M)
- CORRUGATED METAL PIPE
- RIGHT OF WAY
- TRANSFORMER
- CONCRETE
- CENTER LINE
- PROPERTY LINE
- TYPICAL
- RECORD
- MEASURED

ALTA/ACSM Land Title Survey

18 CLIENT INFORMATION BOX

This Work Coordinated By:
First American Professional Land Services
621 24th Avenue S.W.
Norman, Oklahoma 73069
(405) 701-1111 www.FirstAmPLS.com
Drwn By: SES Date: 11-17-09
Surveyor Ref.No: 0805702 Revision: NEW TITLE
Date: 11-23-09
Revision: GENERAL
Apvrd By: GSM Date: 12-04-09
Date: 08-06-09
Revision: GENERAL
Field Date: 08-06-09
Date:
Scale: 1"=30'
Revision:

Prepared For:
Client Ref. No: 137060
Project Address:
1411 PARK AVENUE
Project Location:
HIGHLAND PARK, IL
Project Name:
SHELL CHICAGO
Job Number:
08-02-021:148

1411 Park Ave W., Highland Park, IL 60035

Site Overhead – 3/17/26





CERTIFICATE OF DESIGN REVIEW APPROVAL

Date Approved:	August 16, 2016
Project Address:	1411 Park Avenue West
Applicant:	Jennifer Lopez, Corporate Identification Solutions (773) 763-9600
Project Name / Description:	Sign Package for Shell Gas Station at 1411 Park Avenue West

Application Summary

Shell is updating the signs at this gas station. They are old and will be replaced with newer versions. No new signs are proposed, just replacements of existing signs and an upgrade to the LED Reader Board on the ground sign for gasoline prices.

Approved Plans:

- Sign plan consisting of six (6) pages drawn by Corporate Identification Solutions with a date of 06/10/16.

Approved Plans Attached.

This is to verify that on this date, an approval was given by the Plan & Design Commission of the City of Highland Park, Illinois for this project. It is the responsibility of the Petitioner to ensure that all necessary permits are filed with the City. Plan & Design Commission approval does not imply that the project has met all code requirements of the City as subsequent approvals by the Building Division, Public Safety or Public Works may be required.

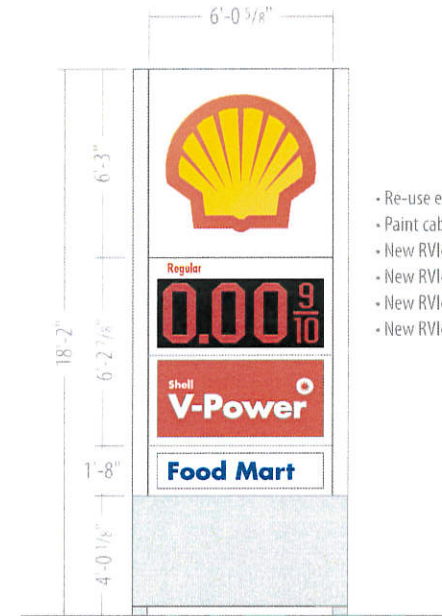
Andy Cross
Senior Planner
City of Highland Park



EXISTING



EXISTING SIGN
93.8 SF



PROPOSED SIGN
85.67 SF

- Re-use existing cabinets
- Paint cabinets and poles to RVle standards
- New RVle Shell faces
- New RVle V-Power faces
- New RVle Food Mart faces
- New RVle Regular Pricer faces, new 24" LED digits

ARTWORK REFLECTS CURRENT SURVEY



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
Circle K

SITE NUMBER
6808

LOCATION
Highland Park, IL

ACCOUNT REP
Ben DeHayes

DRAWN BY
MH

DATE
08/11/16

REVISION
02

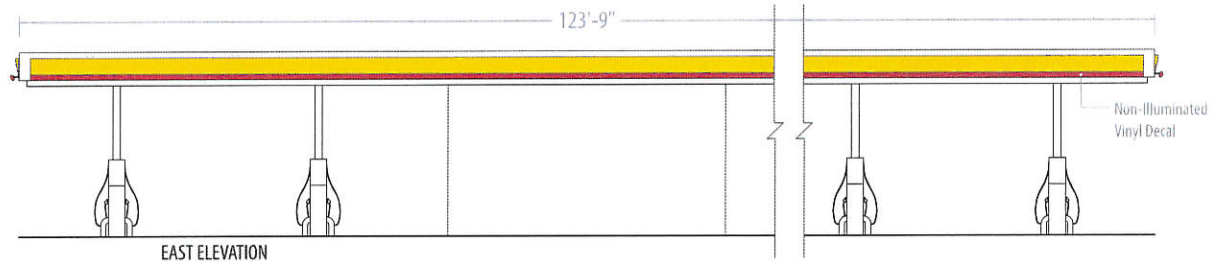
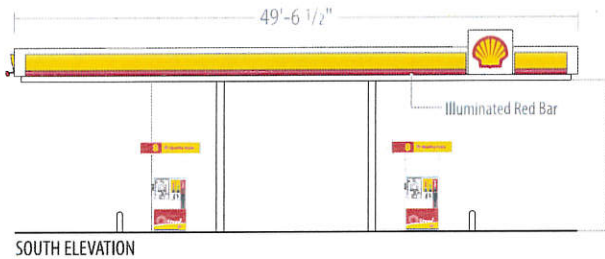
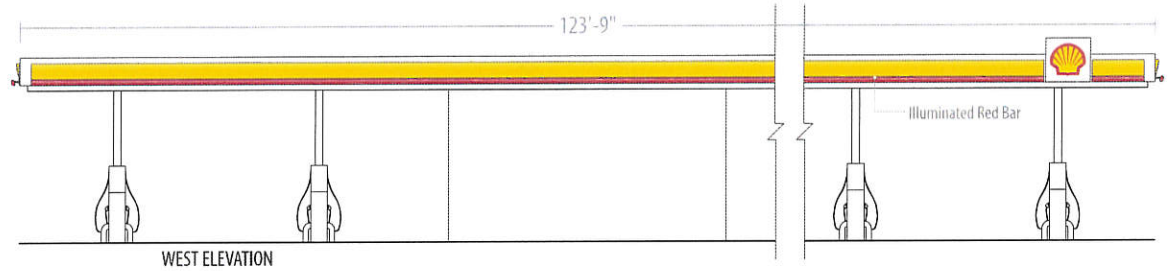
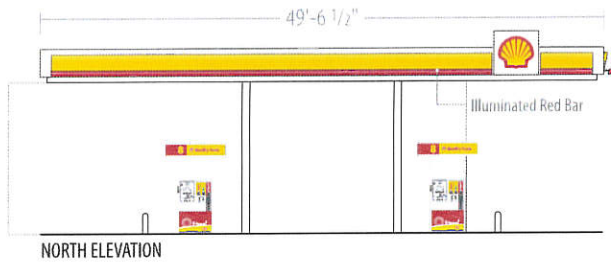
SCALE
NTS

CORPORATE ID SOLUTIONS
5563 N Elston Ave.
Chicago, IL 60630
P: 773-763-9600 | F: 773-763-9606
www.CorporateIDSolutions.com

CUSTOMER ACCEPTANCE

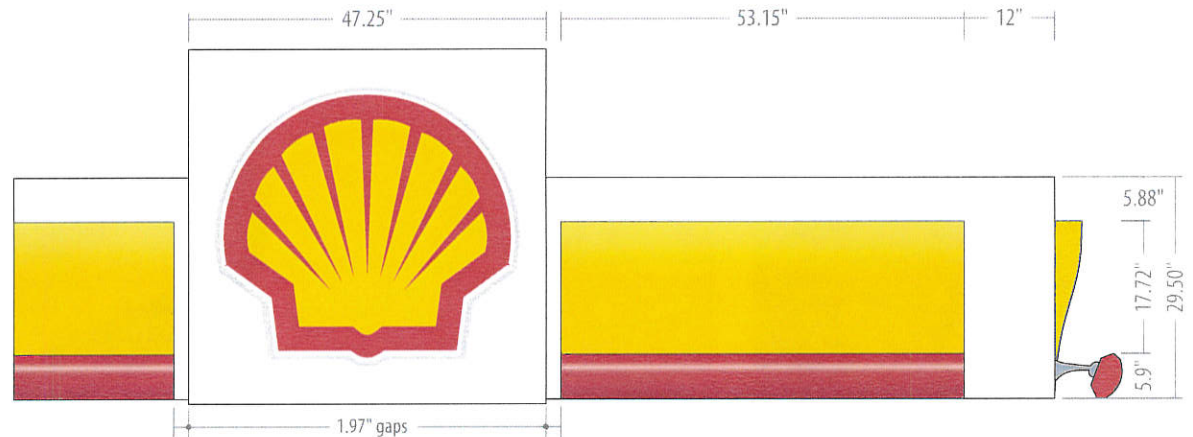
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SIGNATURE _____ DATE _____



ARTWORK REFLECTS CURRENT SURVEY

NORTH ELEVATION			
Gas Island Canopy Fascia	29.5" x 49'-6.5"	121.8 SF	12.7% of available space
Shell Illuminated Pecten	47.25" x 47.25"	15.5 SF	
SOUTH ELEVATION			
Gas Island Canopy Fascia	29.5" x 49'-6.5"	121.8 SF	12.7% of available space
Shell Illuminated Pecten	47.25" x 47.25"	15.5 SF	
WEST ELEVATION			
Gas Island Canopy Fascia	29.5" x 123'-9"	304.2 SF	5.0% of available space
Shell Illuminated Pecten	47.25" x 47.25"	15.5 SF	
EAST ELEVATION			
Non-illuminated vinyl decals			



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
Circle K

SITE NUMBER
6808

LOCATION
Highland Park, IL

ACCOUNT REP
Ben DeHayes

DRAWN BY
/MH

DATE
05/25/16

REVISION
00

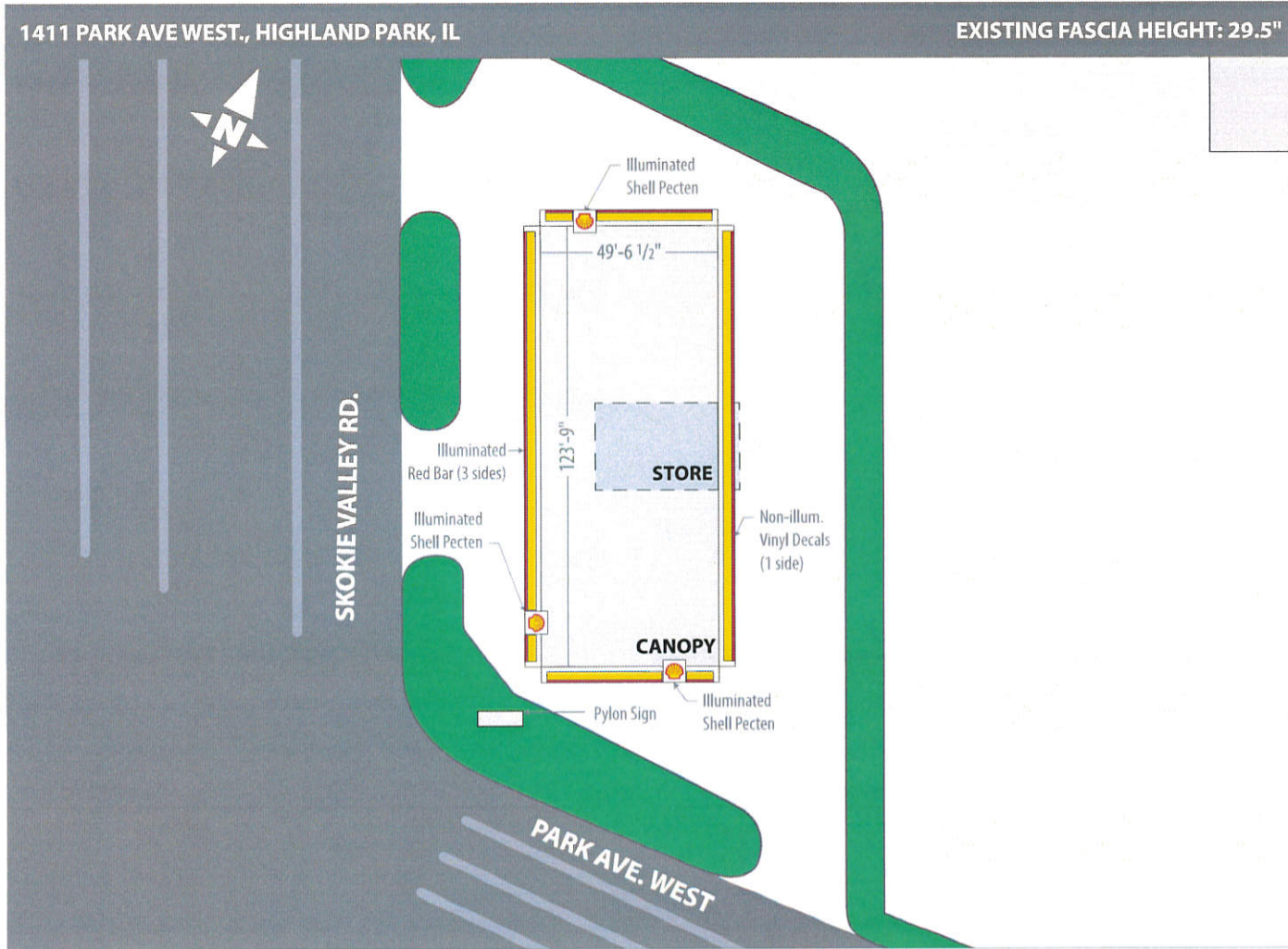
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CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
Circle K

SITE NUMBER
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LOCATION
Highland Park, IL

ACCOUNT REP
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SIGNATURE _____ DATE _____



FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURE

	HEIGHT	WIDTH (FRONT)	DEPTH (SIDES)
BUILDING INFO	TBD	24'-5"	40'-3"
FASCIA INFO	TBD	24'-5"	40'-3"

	SIGN DESCRIPTION	QTY	SIZE	AREA
A	Non-illuminated Food Mart panel	2	31.5" x 106.3"	23.2 SF EACH
B	Non-illuminated bands	1	31.5" high	106 LF
C	Building Painted to Match Shell RVle Paint Schedule			

PAINT SCHEDULE (SEMI-GLOSS FINISH)

- Shell White - 12" above grade to bottom of fascia
- 12" (300mm) gray band at the base. The gray band on previously painted brick and masonry buildings should extend to nearest grout line at the top of the fourth course of brick or second course of CMU blocks.



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
Shell

SITE NUMBER
6808

LOCATION
Highland Park, IL

ACCOUNT REP
Ben DeHayes

DRAWN BY
MH

DATE
06/10/16

REVISION
02

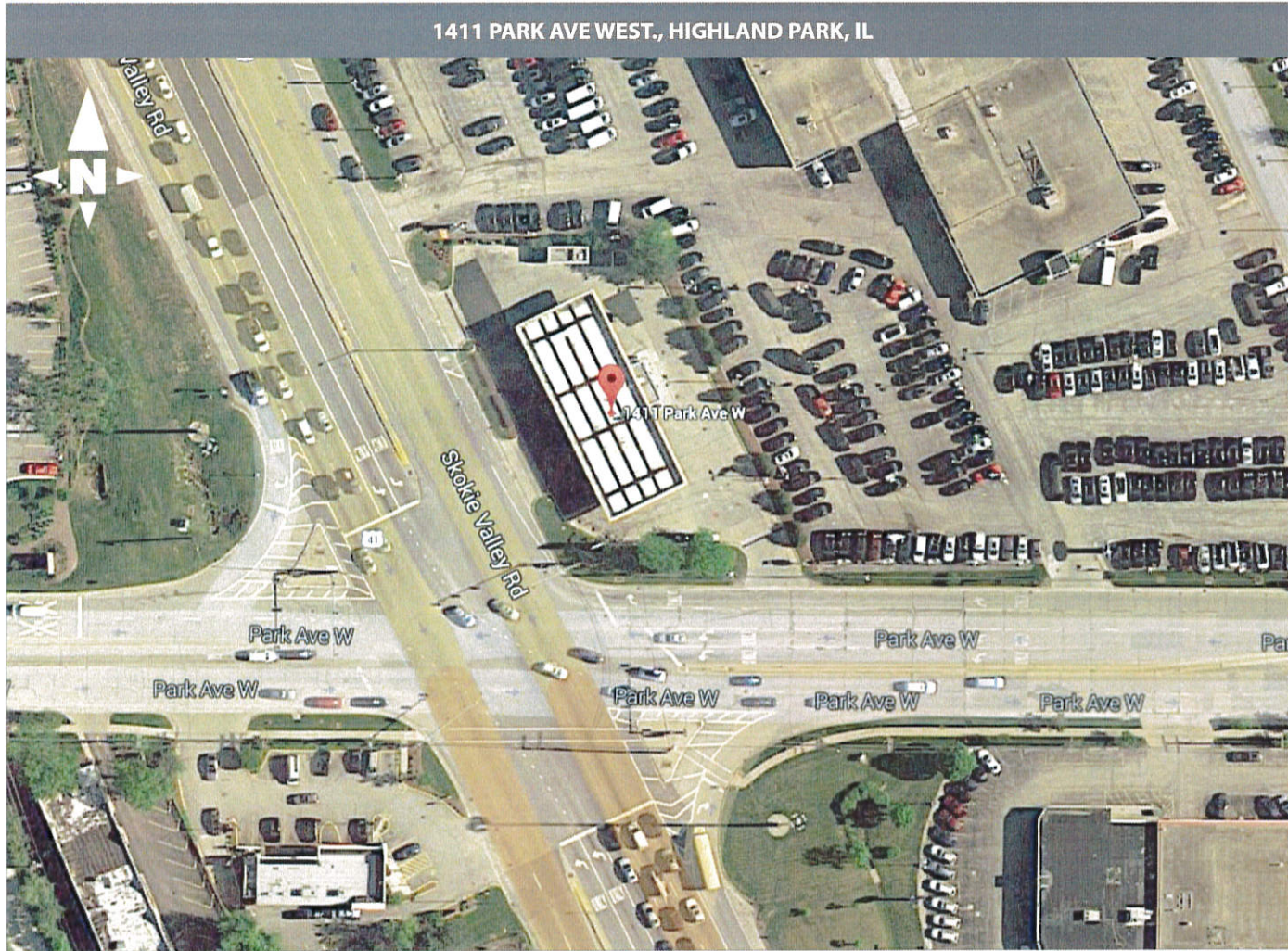
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SIGNATURE _____ DATE _____



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
Shell

SITE NUMBER
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SIGNATURE _____ DATE _____



FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURE

	HEIGHT	WIDTH (FRONT)	DEPTH (SIDES)
BUILDING INFO	TBD	24'-5"	40'-3"
FASCIA INFO	TBD	24'-5"	40'-3"

	SIGN DESCRIPTION	QTY	SIZE	AREA
A	Non-illuminated Food Mart panel	2	31.5" x 106.3"	23.2 SF EACH
B	Non-illuminated bands	1	31.5" high	106 LF
C	Building Painted to Match Shell RVle Paint Schedule			

PAINT SCHEDULE (SEMI-GLOSS FINISH)

- Shell White - 12" above grade to bottom of fascia
- 12" (300mm) gray band at the base. The gray band on previously painted brick and masonry buildings should extend to nearest grout line at the top of the fourth course of brick or second course of CMU blocks.



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
Shell

LOCATION
Highland Park, IL

SITE NUMBER
6808

ACCOUNT REP
Ben DeHayes

DRAWN BY
MH

REVISION
02

DATE
06/10/16

SCALE
NTS

CORPORATE ID SOLUTIONS
5563 N Elston Ave.
Chicago, IL 60630
P: 773-763-9600 | F: 773-763-9606
www.CorporateIDSolutions.com

CUSTOMER ACCEPTANCE

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SIGNATURE _____ DATE _____



NO
COOK
COUNTY
TAX

Rmarts

Rmarts



THC DRINKS
SOLD HERE 21+

CANN

2.34oz

2 FOR \$9.00



100% Arabica Coffee

99¢

COFFEE
ANY SIZE

ON REGIONS

SAVE MORE

100% Arabica Coffee	\$10.19	\$ 8.99
100% Arabica Coffee	\$10.37	\$ 7.49
100% Arabica Coffee	\$ 8.77	\$10.54

SAVE MORE

100% Arabica Coffee	\$ 8.79	\$6.95
100% Arabica Coffee	\$ 5.99	\$ 4.49
100% Arabica Coffee	\$ 5.99	\$6.99
100% Arabica Coffee	\$2.99	\$ 3.99

HOT AND FRESH

99¢

COFFEE
ANY SIZE

MONSTER

2 FOR \$5.50



Rmarts



THC DRINKS SOLD HERE 21+

CANN

2.5MG

2 FOR \$9.00

ON REGULAR PRICE BASE

PAROON OUR DUST!

DOOR'S OPEN GET MORE

ZYN AFTER DARK

HOT AND FRESH

MONSTER INNOVATION ITEMS 14.99

10 Skokie Highway
847-831-3313

OPEN 24 HOURS

NOW OPENING

99¢ COFFEE ANY SIZE

ON SELECT BRANDS

SAVE MORE

\$10.79	\$ 8.99
\$10.57	\$ 7.99
\$ 8.17	\$ 5.99

SAVE MORE

\$10.79	\$ 8.99
\$10.57	\$ 7.99
\$ 8.17	\$ 5.99



Rmarts

EXIT

Buy Biscuits Here

Rmart's



10 Skok





Breakfast Special
2 DONUTS
\$3.50
ALL DAY!



WE'RE READY WHEN YOU ARE.

COFFEE

Small sign: **BAGEL AND CREAM CHEESE WITH A 12OZ COFFEE \$3.50**

BLUE LOVE

Donut display case containing several trays of donuts in various flavors and colors.

KILLER CUP

Coffee station featuring a red cup, coffee beans, and various coffee-related items.

Stations for: **POPPED CORN**, **CRISPER**, **SAFARI**, **SAFARI**, **SAFARI**

Always Fresh, Hot & Great Tasting!
BEST COFFEE IN TOWN

\$1⁹⁹	\$2¹⁹	\$2³⁹
16oz	20oz	24oz



A black coffee machine with a promotional sign that reads: **Bev's KILLER CUP** **.99¢ COFFEE** WITH THE PURCHASE OF 5 GALLONS OR MORE.



A three-tiered display case containing various pastries, including croissants and muffins.



A retail display featuring a 'KILLER CUP' coffee cup, stacks of coffee filters, and a rack of snacks including Hostess and donettes.



Gourmet Coffee PUNCH CARD
BUY 5
GET 6TH
FREE
w/ Double Punch Mondays

PREMIUM QUALITY
KILLER CHIP
COFFEE
to-go

ICELAND CHEESE

Pastry display case containing various pastries and breads.

Condiment and coffee accessories station including coffee cups, stirrers, and packets.

Hostess snack rack with various packaged snacks.



Rmarts

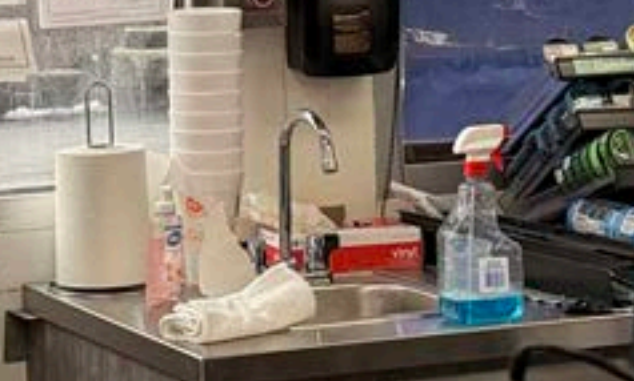
We TAKE CARE OF *People*



NOTICE TO CONSUMERS
Please do not use any food products in the presence of the establishment and do not consume any food products in the presence of the establishment. If you are a food handler, please use proper food handling techniques. If you are a food handler, please use proper food handling techniques. If you are a food handler, please use proper food handling techniques.

EMERGENCY SHUT-OFF

PUMP SWITCH
EMERGENCY



W A T E R

J U I C E



Chicago SINCE 1951



CHEEZ-IT
CRISPER THAN CRISPER

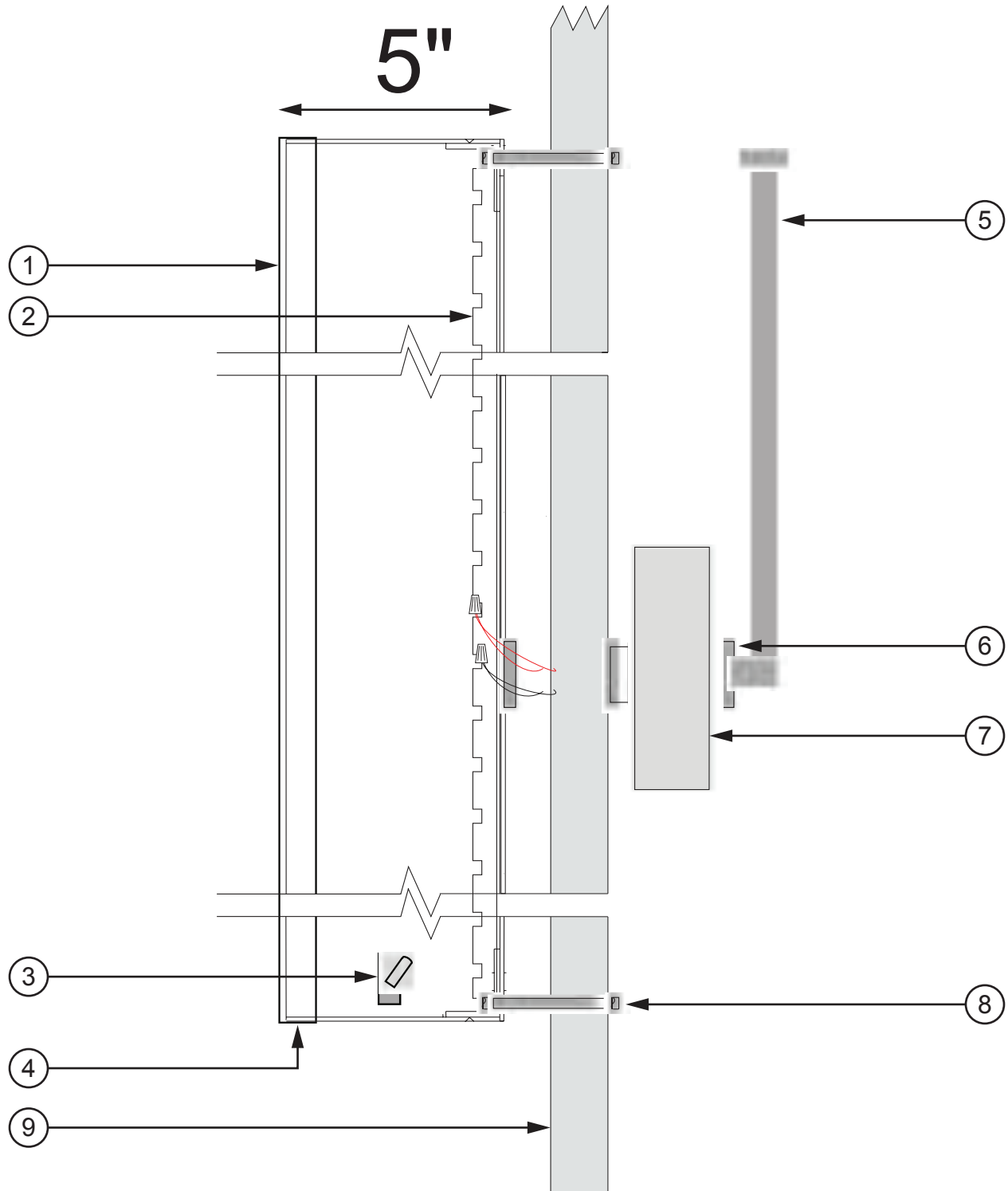


ER

J U I C E

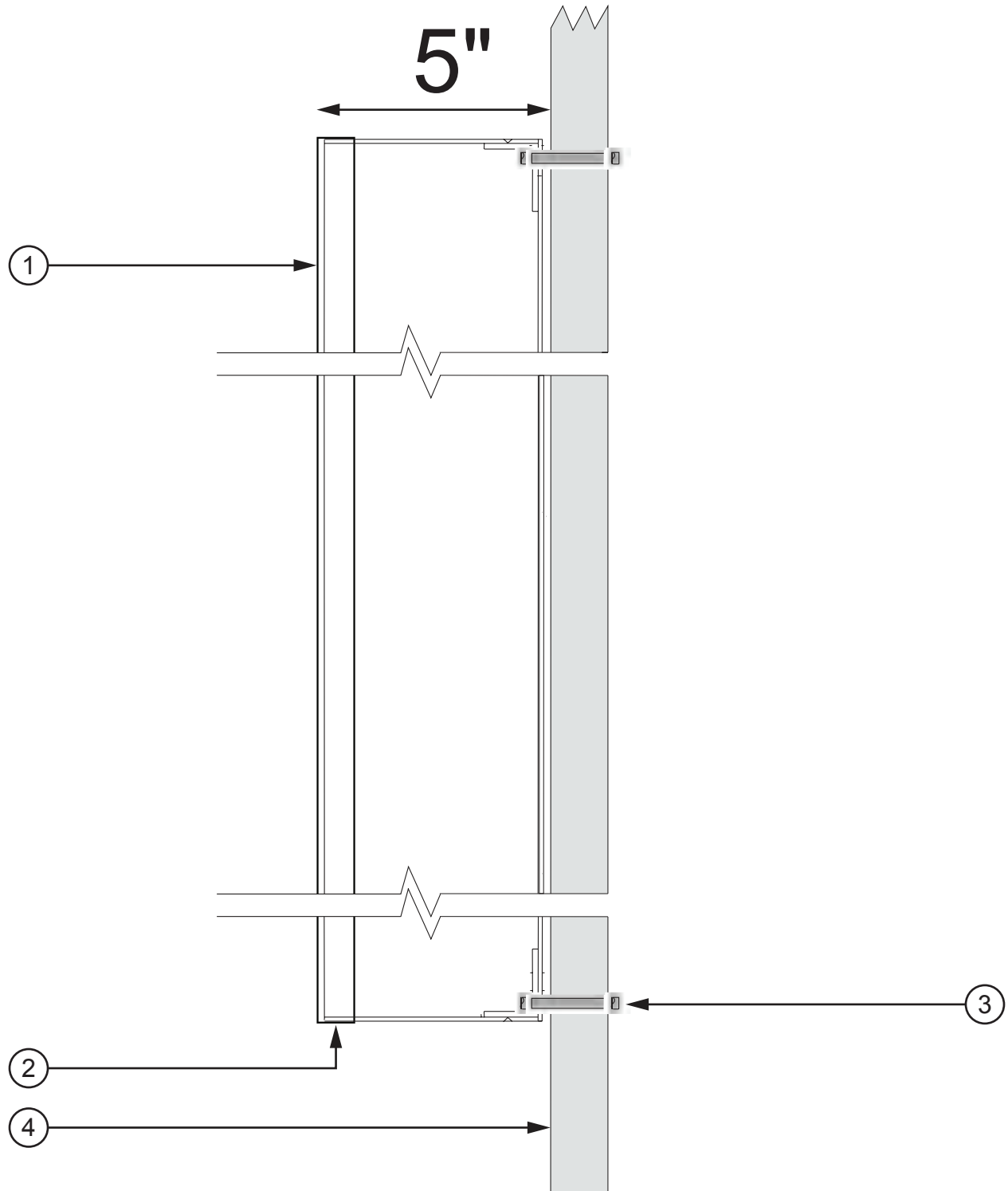


POST MOUNT, FRONT LIT CHANNEL LETTER



1. TRANSLUSCENT ACRYLIC FACE
2. LED LIGHTING
3. ON / OFF BLADE SWITCH
4. TRIM CAP
5. 120V / 20 AMP CIRCUIT
6. STRAIGHT THROUGH WIRING KIT
7. LED POWER SUPPLY
8. POST / WALL ANCHOR
9. WALL

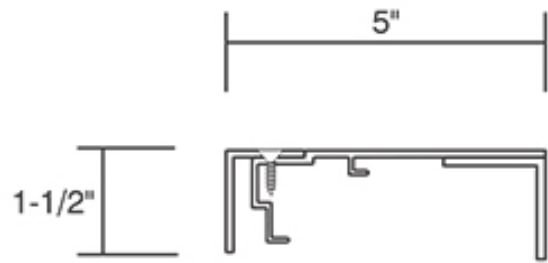
FLUSH MOUNT CHANNEL LETTER



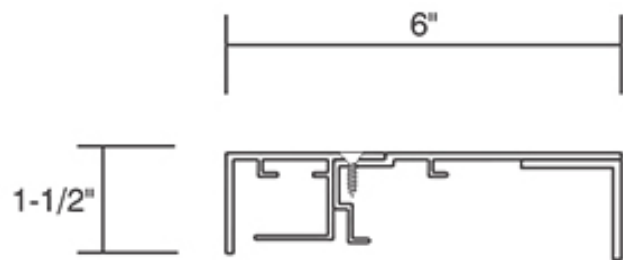
1. TRANSLUSCENT ACRYLIC FACE
2. TRIM CAP
3. WALL ANCHOR
4. WALL

Frame Detail

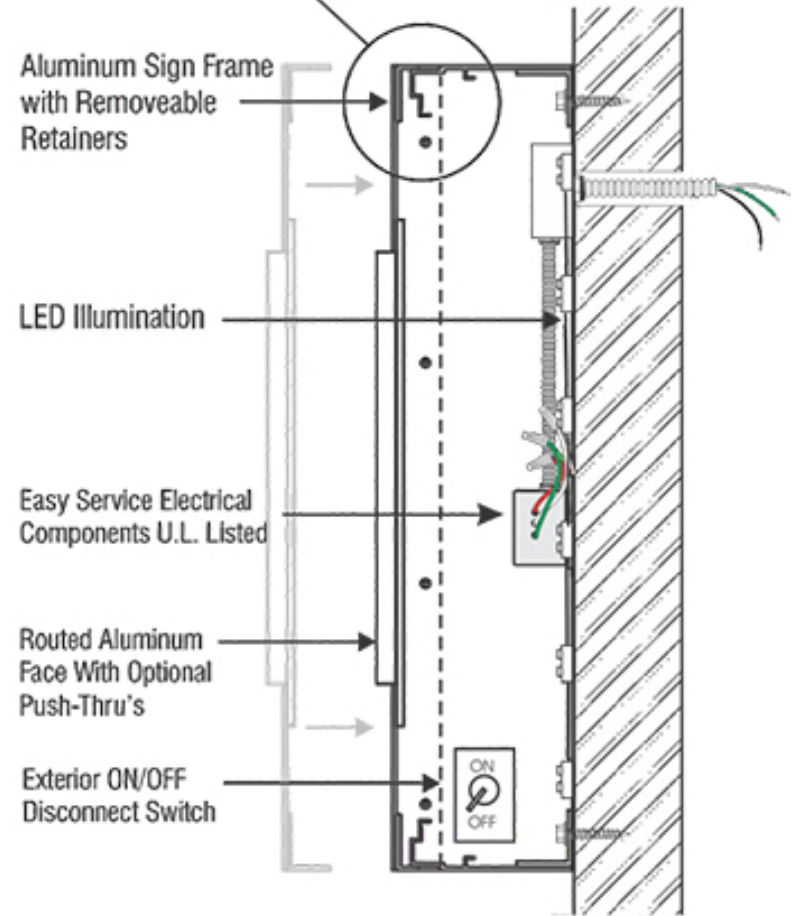
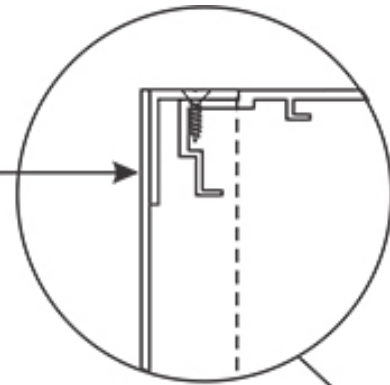
▶ System SF500



▶ System SF600



Aluminum Face
Applied to Retainers
with Lord Adhesive





CERTIFICATE OF DESIGN REVIEW APPROVAL

Date Approved:	April 7 th , 2026
Project Address:	1411 Park Ave W (the "Property")
Applicant:	Ryan Razowsky, on behalf of RDK Ventures LLC
Project Name / Description:	Sign Package Amendment & Design Review for Shell/Rmarts

Application Summary

The Plan & Design Commission approved the Design Review and the Sign Package Amendment to amend the sign package regulations to allow the signage as specifically proposed in **Attachment 2** of the packet. This proposal supersedes the prior signage regulations for the subject property.

Conditions of Approval:

- Must comply with size and method of internal illumination as stipulated in proposed Sign Package and **Attachment 7**.
- The changes for signage are only those identified in **Attachment 2** and the staff report.
- Applicant must obtain necessary building permits to proceed with installation of the signage shown in the attached sign plans.

Approved Plans:

- Approved Sign Package– per **Attachment 2** in the posted packet for April 7th, 2026W

Approved Plans Attached.

See next page for notes and signature.

This is to verify that on this date, an approval was given by the Plan & Design Commission of the City of Highland Park, Illinois for this project. It is the responsibility of the Petitioner to ensure that all necessary permits are filed with the City. Plan & Design Commission approval does not imply that the project has met all code requirements of the City as subsequent approvals by the Building Division, Public Safety or Public Works may be required.

Anthony Mistretta
Planner I
Community Development